



Birch Run Township Planning Commission
Special Meeting Minutes
May 9, 2022
11935 Silver Creek Dr., Birch Run, Michigan 48415

Call to Order of Special Meeting:

Chairman CJ Norris called the May 9, 2022 Special Meeting of the Birch Run Township Planning Commission to order at 7:03 p.m. with the Pledge of Allegiance.

Members Present:

C.J. Norris, Chair; Mike Marr, Vice Chair; Mike Musial, Secretary; Fred Sheridan, & Keith Jewell, Members.

Members Absent:

Motion by Marr seconded by Sheridan to excuse Ed Munson from the May 9, 2022 Special Meeting.
PASSED: Motion carried by unanimous voice vote

Others Present:

Corey Trinklein, Recording Secretary and Gretchen Nielsen, Zoning Administrator. Eighteen (18) people were in the audience.

Approval of Meeting Minutes:

Motion by Marr seconded by Sheridan to approve the March 21, 2022 Special Meeting Minutes as presented.
PASSED: Motion carried by unanimous voice vote

Public Hearing for Special Land Use Application – 11721 S. Gera Rd., Wilderness Trails Zoo:

Public Hearing opened at 7:06 p.m.

Applicant Comments: Bob B. provided comments regarding the special land use application.

Staff Comments: Gretchen Nielson, Zoning Administrator provided review of the special land use application.

Public Comment: 7:18 p.m. to 7:18 p.m.

None

Public Hearing closed at 7:18 pm

Planning Commission Discussion and Recommendation:

Motion by Sheridan seconded by Marr to approve the Special Land Use Permit for 11721 S. Gera Rd., Wilderness Trails Zoo addition and gift shop as a continuance of the original site plan.

Yeas: Sheridan, Musial, Norris, Jewell, Marr

Nays: None

PASSED: Motion carried by unanimous roll call vote

Public Hearing for Special Land Use Application – 11850 S. Gera Rd., Beamers:

Public Hearing opened at 7:23 p.m.

Applicant Comments: Scott Miller provided comments regarding the special land use application.

Staff Comments: Gretchen Nielson, Zoning Administrator provided review of the special land use application.

Public Comment: 7:48 p.m. to 7:52 p.m.

Jorge Garcia

Public Hearing closed at 7:52 pm

Planning Commission Discussion and Recommendation:

Motion by Marr seconded by Sheridan to approve the Special Land Use Permit for 11850 S. Gera Rd., Beamers to allow a driving range, one additional volleyball court and an outdoor stage; with the condition that he gets a ZBA variance for his request on side and rear clearance to his property line.

Yeas: Musial, Norris, Jewell, Marr, Sheridan

Nays: None

PASSED: Motion carried by unanimous roll call vote

Motion by Marr seconded by Sheridan to inform the ZBA that the Planning Commission recommendation is 10 foot setbacks.

Yeas: Norris, Jewell, Marr, Sheridan, Musial

Nays: None

PASSED: Motion carried by unanimous roll call vote

Public Hearing for Special Land Use Application – 12172 S. Gera Rd., Robert Richmond Pond:

Public Hearing opened at 7:58 p.m.

Applicant Comments: Robert Richmond provided comments regarding the special land use application.

Staff Comments: Gretchen Nielson, Zoning Administrator provided review of the special land use application.

Public Comment: 8:02 p.m. to 8:04 p.m.

Tina Walentovic

Public Hearing closed at 8:04 pm

Planning Commission Discussion and Recommendation:

Motion by Marr seconded by Sheridan to approve the Special Land Use Permit for 12172 S. Gera Rd., Robert Richmond Pond as long as it meets the slope on the pond as required by our ordinance.

Yeas: Jewell, Marr, Sheridan, Musial, Norris

Nays: None

PASSED: Motion carried by unanimous roll call vote

Public Hearing for Special Land Use Application – 12645 S. Block Rd., Christopher Langley Pond:

Public Hearing opened at 8:07 p.m.

Applicant Comments: Christopher Langley provided comments regarding the special land use application.

Staff Comments: Gretchen Nielson, Zoning Administrator provided review of the special land use application.

Public Comment: 8:15 p.m. to 8:17 p.m.

Joseph Liberty

Public Hearing closed at 8:18 pm

Planning Commission Discussion and Recommendation:

Motion by Marr seconded by Sheridan to approve the Special Land Use Permit for a pond at 12645 S. Block Rd., Christopher Langley Pond and will require a temporary 4 foot high fence around it for safety reasons until a house is built and someone moves in.

Yeas: Marr, Sheridan, Musial, Norris, Jewell

Nays: None

PASSED: Motion carried by unanimous roll call vote

Old Business:

1. Marijuana Caregiver Text Amendment.
Planning Commission Members discussed the text amendment.
2. Capital Improvement Plan (CIP)
Planning Commission members have asked that Jason Ball, ROWE PSC be at the next meeting to give an update regarding the CIP.
3. Lot Coverage/Front Setback
Planning Commission members would like to review this item at the next meeting.
4. Short-Term Rentals (on hold)
No action was taken

Open Discussion for Issues not on the Agenda:

Public comments/correspondence received:
Dave Walentovic

Planning Commission Members: None

Reports:

Township Board Representative (Fred Sheridan): Gave an update regarding the caregiver marijuana ordinance.

Zoning Board of Appeals (ZBA) Rep. (Mike Marr): Next meeting will be on Wednesday, May 11, 2022.

New Business:

1. 11721 S. Gera Rd., Wilderness Trails Zoo Special Land Use Application
2. 11850 S. Gera Rd., Beamers Special Land Use Application
3. 12172 Gera Rd., Robert Richmond Special Land Use Application
4. 12645 S. Block Rd., Christopher Langley Special Land Use Application

Other:

Gretchen Nielson gave an update regarding three property rezoning requests that recently came into the office.

Announcements:

Township Board Meeting – 2nd Tuesday of each month (Next regular meeting is May 10, 2022)

Planning Commission Meeting – Quarterly (Next regular meeting is June 20, 2022)

ZBA – Semi Annual - 3rd Tuesday of April and October (Next special meeting is May 11, 2022)

DDA – Meetings are held as needed

(All meetings are held in the Governmental Center unless noted)

Adjournment:

Motion by Marr seconded by Sheridan to adjourn at 9:08 p.m.

Motion passed by unanimous voice vote

Minutes respectfully submitted by:

Recording Secretary Corey Trinklein

Mike Musial

Planning Commission Secretary